

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FLORENCE TERR, ARLINGTON

OWNERSHIP

Owner 1:	GAURON PAUL R & JULIANNE S
Owner 2:	
Owner 3:	
Street 1:	2 FLORENCE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	SEDGWICK JANE C/TRUSTEE -
Owner 2:	JANE C SEDGWICK 2008 REVOCABL -
Street 1:	3 FLORENCE TERR
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,784 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4784		Sq. Ft.	Site		0	70.	1.18	8									394,465						394,500	

Total AC/HA:	0.10983	Total SF/SM:	4784	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	394,465	Spl Credit		Total:	394,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4784.000	289,400		394,500	683,900
Total Card	0.110	289,400		394,500	683,900
Total Parcel	0.110	289,400		394,500	683,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	426.64	/Parcel:	426.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	0	4,784.	394,500	683,900	683,900	Year End Roll	12/18/2019
2019	101	FV	228,000	0	4,784.	394,500	622,500	622,500	Year End Roll	1/3/2019
2018	101	FV	242,300	0	4,784.	349,400	591,700	591,700	Year End Roll	12/20/2017
2017	101	FV	242,300	0	4,784.	293,000	535,300	535,300	Year End Roll	1/3/2017
2016	101	FV	242,300	0	4,784.	293,000	535,300	535,300	Year End	1/4/2016
2015	101	FV	215,500	0	4,784.	253,600	469,100	469,100	Year End Roll	12/11/2014
2014	101	FV	215,500	0	4,784.	245,100	460,600	460,600	Year End Roll	12/16/2013
2013	101	FV	215,500	0	4,784.	233,300	448,800	448,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEDGWICK JANE C	74208-593	1	2/28/2020		729,000	No	No		
PHILLIPS CHRIST	62449-548		8/14/2013		520,000	No	No		
WASCO WILMA	52822-407		5/21/2009		452,000	No	No		
WOOD MICHAEL T/	33236-273		7/11/2001		366,000	No	No		
BROWN GERTRUDE	26170-298		3/27/1996		191,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2020	Mail Update	JO	Jenny O
5/1/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/6/2009	Inspected	163	PATRIOT
12/31/2008	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
7/14/1993		MF	
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	107967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!12642!

PRINT

Date	Time
12/11/20	02:42:49

LAST REV

Date	Time
05/01/20	11:12:27
jorourke	
12642	

EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1926	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More:	N	Total Yard Items:		Total Special Features:		Total:	
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BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			26.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.30502176
Const Adj.:	0.97029907
Adj \$ / SQ:	164.614
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393191
Depreciation:	103802
Depreciated Total:	289388

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6			BRs: 2			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

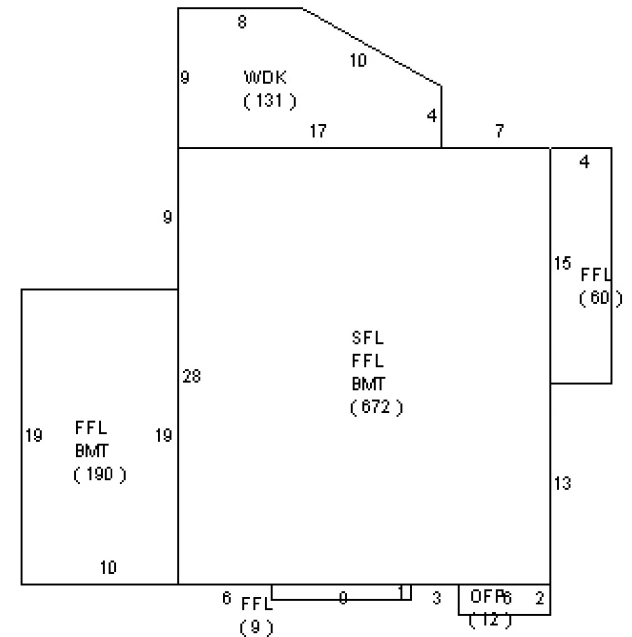
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	164.61	
Special Features:	0	Val/Su Net:	110.97	
Final Total:	289400	Val/Su SzAd	180.54	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	931	164.610	153,256	
BMT	Basement	862	49.380	42,569	
SFL	Second Floor	672	164.610	110,621	
WDK	Deck	131	13.230	1,733	
OFP	Open Porch	12	42.690	512	
Net Sketched Area:		2,608	Total:	308,691	
Size Ad	1603	Gross Are	2608	FinArea	1603

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc.